



EAGLE MOUNTAIN
PLANNING COMMISSION MEETING
MINUTES

July 10th 2018 6:00 p.m.
Eagle Mountain City Hall Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

6:00 P.M. - Eagle Mountain City Planning Commission Policy Session

COMMISSION MEMBERS PRESENT: Rich Wood, DeLin Anderson, Brett Wright, Jared Gray, and Matthew Everett.

OFFICIALS PRESENT: Donna Burnham and Melissa Clark.

CITY STAFF PRESENT: Steve Mumford, Community Development Director; Tayler Jensen, Planner; and Johna Rose, Deputy Recorder.

Commissioner Everett opened the meeting at 6:01 p.m.

1. Pledge of Allegiance

Commissioner Everett led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None

3. Approval of Meeting Minutes

A. June 12, 2018

MOTION: *Rich Wood moved to approve the June 12, 2018 meeting minutes. DeLin Anderson seconded the motion. Those voting aye: DeLin Anderson, Matthew Everett, Brett Wright, and Rich Wood. The motion passed with a unanimous vote.*

4. Action and Advisory Items

A. Dublin Farms, Conditional Use, Site Plan, and Preliminary Plat, Public Hearing; Action Item:

Tayler Jensen explained that the proposal was for a 128-unit townhome development located on 9.39 acres within the Porter's Crossing Town Center Master Development Plan (MDP) located on Pods 3b and 4 of the Porter's Crossing Town Center MDP.

James Doolin, applicant, said that they would like to build the park while building the townhome units. He requested that the City allow him to pull the building permits for the units and then finish the park before 80% of the Certificates of Occupancy are issued for the townhomes.

Commissioner Everett opened the public hearing at 6:12 p.m.

Kimberly Thomas, resident, asked if the units would be owned or leased. She felt that the park should be geared towards children ages 3 through 5. She stated that townhome demographics are usually younger families.

Commissioner Everett closed the public hearing at 6:15 p.m.

Mr. Doolin stated that these units would be for lease. He said that the park was geared towards children ages 5 through 12. He also stated that the demographics are usually younger families and that the developer could change the park layout.

Commissioner Wood was concerned about the architectural design of the buildings. He suggested some alteration and variety to the front elevation of the buildings that would be more pleasing to the eye. He also suggested a clubhouse with a gathering room and kitchenette.

Commissioners discussed the percentage of Certificates of Occupancy that could be issued before the developer was required to finish building the park. Commissioner Wood felt that the park should be built before 50 percent of the Certificates of Occupancy are issued.

MOTION: *Rich Wood moved to approve the Dublin Farms Conditional Use Permit. Jared Gray seconded the motion. Those voting aye: DeLin Anderson, Matthew Everett, Brett Wright, Rich Wood, and Jared Gray. The motion passed with a unanimous vote.*

MOTION: *Rich Wood moved to recommend approval of the Dublin Farms site plan and preliminary plat to the City Council with the following conditions:*

- 1. Additional features be added to the side elevations for the seven (7) side facades that are adjacent to public rights-of-way and/or improved open spaces*
- 2. Additional architectural features be provided on the rear elevations of the "Payton" to be approved by staff*
- 3. Park property shall be dedicated to the City along with the first recorded subdivision plat for this project*
- 4. The park in-lieu fee of \$697,496.00 shall be paid to the city prior to recording any plats within this development.*
- 5. Park includes a tot lot for ages 2 through 5.*
- 6. Architectural features be provided on the front elevations of the "Steve" similar to the "Delinda" elevation.*
- 7. The park shall be complete before 50% of the units Certificates of Occupancy are issued.*

Jared Gray seconded the motion. Those voting aye: DeLin Anderson, Matthew Everett, Brett Wright, Rich Wood, and Jared Gray. The motion passed with a unanimous vote.

B. Eagle Mountain (Jeppson) Auto, Conditional Use, Site Plan, and Preliminary Plat, Public Hearing;
Action Item:

Mr. Jensen said that the proposal was for a .73 acre, 1 lot preliminary plat, site plan, and conditional use permit for an auto body shop located at the intersection of Eagle Mountain Boulevard and Pony Express Parkway just south of the gas station.

Commissioner Wright was concerned about employee parking. He wanted to make sure that parking is used for business purposes only and not used for personal storage.

Commissioner Gray was concerned about the connected access road to the other surrounding business in the area and how this business could encroach on those businesses. He was also concerned about the business not having enough parking stalls for this type of use.

Bryan Jeppson, applicant, explained that he has a mobile auto mechanic business in Eagle Mountain City and is needing to expand. Currently he has six employees including himself and is looking to hire about two more employees. He stated that this building will have large bays and the majority of the work would be fast turnaround jobs. He has about 35 parking stalls and his employees would only utilize about 5 stalls, plus 2 stalls will be designated for mobile service vans. Hours of operation will be from 8:00 a.m. to 6:00 p.m. Monday through Friday.

Commissioners were concerned about this type of business needing more parking stalls than what was required in the City Municipal Code. They were also concerned about the business expansion and how it could become an eyesore with the amount of cars on the property at one time. They requested that the applicant find a way to increase the number of parking stalls. They discussed if a 6 foot privacy fence was efficient for this type of business. They realized that the Municipal Code only allows for a 6 foot privacy fence in the Commercial Zone.

Commissioner Everett opened the public hearing at 7:16 p.m.

None

Commissioner Everett closed the public hearing at 7:16 p.m.

MOTION: *Jared Gray moved to approve the Eagle Mountain (Jeppson) Auto Conditional Use Permit. Rich Wood seconded the motion. Those voting aye: DeLin Anderson, Matthew Everett, Brett Wright, Rich Wood, and Jared Gray. The motion passed with a unanimous vote.*

MOTION: *Jared Gray moved to recommend approval of the Eagle Mountain (Jeppson) Auto site plan and preliminary plat to the City Council with the following conditions:*

- 1. Applicant should find a way to increase the number of parking stalls.*
- 2. No vehicles should be parked longer than 48 hours in the front parking lot.*

DeLin Anderson seconded the motion. Those voting aye: DeLin Anderson, Matthew Everett, Brett Wright, Rich Wood, and Jared Gray. The motion passed with a unanimous vote.

C. SilverLake South Monument Sign, Action Item:

Mr. Jensen said that the proposal was for a community entrance sign within the right-of-way for the southern portion of the SilverLake development.

Bronson Tatton, applicant, explained that there will be a different sub-HOA for the south area of SilverLake. Commissioner Wood was concerned about segregating the north and south area of the development. He suggested that the developer create a new master HOA for the south area of SilverLake. Mr. Tatton said that the SilverLake Master HOA is doing a great job maintaining SilverLake. The developer does not feel it is necessary to create a new master HOA for the south area. He said that the south area will require a sub-HOA with the clubhouse.

Commissioner Wood stated that he is against a sign that would segregate the subdivision. He felt that signs should be at the entrances of the development and not in the middle of the subdivision. He suggested that all of the signs in SilverLake have continuity and be similar in design.

Mr. Tatton said that only the south area residents will have access to the clubhouse and pool. This sign will differentiate between the residents that will have access to those amenities. He stated that they could have the south sub HOA maintain and pay for the sign.

Commissioner Wood suggested making the sign smaller, moving it to the entrance of the townhomes and changing the name on the sign.

Commissioner Wright did not like the inconsistency of all the monument signs in SilverLake.

Commissioner Everett was concerned about the size of the sign.

Commissioner Wood had no problem with the south SilverLake sign if it had its own master HOA. He would consider it a new development and not a part of the current SilverLake development.

Commissioner Gray suggested adding the Eagle Mountain City logo to the sign.

MOTION: *Rich Wood moved to table the SilverLake South Monument sign. Jared Gray seconded the motion. Those voting aye: DeLin Anderson, Matthew Everett, Brett Wright, Rich Wood, and Jared Gray. The motion passed with a unanimous vote.*

5. Next scheduled meeting: August 14, 2018

6. Adjournment

MOTION: *Jared Gray moved to adjourn the meeting at 8:31 p.m. Rich Wood seconded the motion. Those voting aye: DeLin Anderson, Matthew Everett, Brett Wright, Rich Wood, and Jared Gray. The motion passed with a unanimous vote.*

APPROVED BY THE PLANNING COMMISSION ON AUGUST 14, 2018



Mike Hadley, Planning Manager